

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

JAMES H. THOMPSON

I, or we, HELEN E. THOMPSON, legal owner...of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

herby petition for a Variance from Section 1802-32-1 to permit a lot width 50'

instead of the required 55' for lot 2 and to permit a side yard setback of 21' instead of the required 25' for lot 3 and 1802-20 to permit a proposed dwelling in a D.R. 16 zone to be constructed within 30' of land zoned D.R. 5.5 instead of the required 75'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

We are retired, not being able to sell these 50' and 60' frontage lots has created a hardship for us. We would like to have this variance granted so we are able to sell these lots.

Property is to be posted and advertised as prescribed by Zoning Regulations. If or we agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser James H. Thompson
Address 8315 Charnel Drive
Baltimore, Maryland 21207
Petitioner's Attorney John W. Hession, III
Protector's Attorney John W. Hession, III

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day

of February 1978 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of April, 1978 at 10:00 o'clock A.M.

John W. Hession, III
Zoning Commissioner of Baltimore County.

(over)

4/29/80
1:00 P.M.

RE: PETITION FOR VARIANCES

N/S of Liberty Rd., 70'
E of Kelox Rd., 3rd District

JAMES H. THOMPSON, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 80-219-A

ORDER TO ENTER APPEARANCE

Commissioners

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of April, 1980, a copy of the foregoing

Order was mailed to Mr. and Mrs. James H. Thompson, 8315 Charnel Drive, Baltimore, Maryland 21207, Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. James H. Thompson
8315 Charnel Drive
Baltimore, Maryland 21207

cc: Whetzel & Son
2909 Ridge Rd.
Baltimore, Maryland 21207

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of February, 1980

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner James H. Thompson, et ux
Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 21, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. James H. Thompson
8315 Charnel Drive
Baltimore, Maryland 21207

RE: Item No. 163
Petitioners-James J. Thompson,
et ux
Variance Petition

Dear Mr. & Mrs. Thompson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning plans requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct dwellings on these two vacant lots, this hearing is required. Since lot No. 2 is zoned D.R. 5.5, the Variance for lot width is required. Lot No. 3 is zoned D.R. 5.5 and D.R. 16, therefore, Variance for sideyard setbacks and distance from land zoned other than D.R. 16 for the proposed dwelling are also required.

I have discussed the comments from the State Highway Administration, Department of Traffic Engineering, and the Planning Office with Mr. Whetzel, and he indicated that he would be prepared to discuss these matters at the scheduled hearing. He also stated that revised site plans indicating the distance of the proposed dwelling on lot No. 3 from the rear property line and the distance of the zoning line to the westerly property line would be submitted prior to the hearing.

Item No. 163
Variance Petition
April 21, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Whetzel & Son
2909 Ridge Rd.
Baltimore, Md. 21207



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 25, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #163 (1979-1980)
Property Owner: James H. & Helen E. Thompson
N/S Liberty Rd. 70' E. Kelox Rd.
Existing Zoning: DR 5.5 and DR 16
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' for Lot 2, to permit a side setback of 21' in lieu of the required 25' and to permit construction 0' from a DR 16 - DR 5.5 zone line in lieu of the required 75'.
Acres: 0.329 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lots 2 and 3 and part of Lot 6, Block I, Amended Plat Haywood Heights, recorded W.P.C. 7, Folio 49.

Highways:

Liberty Road (Md. 26) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #163 (1979-1980)
Property Owner: James H. & Helen E. Thompson
Page 2
March 25, 1980

Water and Sanitary Sewer:

There is a public 12-inch water main and 8-inch public sanitary sewerage in Liberty Road.

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley

K-NW Key Sheet
15 NW 19 Pos. Sheet
NE 4 E Topo
88 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit _____

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship and, further, that the granting of the variances requested will adversely affect the health, safety, and general welfare of the community, the variances should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of June, 1980, that the herein Petition for Variances to permit a lot width of 50 feet in lieu of the required 55 feet for Lot 2, a side yard setback of 21 feet in lieu of the required 25 feet for Lot 3, and a dwelling in a D.R.16 Zone to be constructed within 30 feet of land zoned D.R.5.5 in lieu of the required 75 feet be and the same is hereby DENIED.

ORDER RECEIVED FOR FILING

DATE June 30, 1980

BY John L. Wimbley, III
ADMINISTRATIVE ASSISTANT

Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN L. WIMBLEY, III
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #163, Zoning Advisory Committee Meeting, February 19, 1980, are as follows:

Property Owner: James H. & Helen E. Thompson
Location: N/S Liberty Road 70' E. Kelox Road
Existing Zoning: D.R.5.5 and D.R.16
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' for Lots 2, to permit a side setback of 21' in lieu of the required 25' and to permit construction 0' from a D.R.16 - D.R.5.5 zone line in lieu of the required 75'.
Acres: 0.329
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

It is suggested that the driveways for the two dwellings be as a common driveway and a turn-around area be provided so cars will not have to back into Liberty Road.

Very truly yours,

John L. Wimbley, III
John L. Wimbley
Planner III
Current Planning and Development



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

April 21, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 163 - ZAC - Meeting of February 19, 1980
Property Owner: James H. & Helen E. Thompson
Location: N/S Liberty Rd. 70' E. Kelox Rd.
Existing Zoning: D.R. 5.5 & D.R. 16
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' for Lot 2, to permit a side setback of 21' in lieu of the required 25' and to permit construction 0' from a D.R. 16 - D.R. 5.5 zone line in lieu of the required 75'.

Acres: 0.329
District: 3rd

Dear Mr. Hammond:

The requested variance to the lot width and side setback are not expected to cause any major traffic problems.

These two lots should have a common driveway and turn around area on site.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/mjm



Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

February 21, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting Feb. 19, 1980
ITEM: 163.
Property Owner: James H. & Helen E. Thompson
Location: N/S Liberty Rd. 70' E Kelox Rd. Route 26
Existing Zoning: D.R. 5.5 & D.R. 16
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' for Lot 2, to permit a side setback of 21' in lieu of the required 25' and to permit construction 0' from a D.R. 16-D.R. 5.5 zone line in lieu of the required 75'.
Acres: 0.329
District: 3rd

Dear Mr. Hammond:

An inspection at the site revealed that the only access to Lot 2 & 3 would be by way of Liberty Rd.

Residential entrances along this heavily traveled portion of Liberty Rd. would be highly undesirable. If possible, all access should be from Kelox Rd.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

George Wittman
By: George Wittman

CL:GW:mah

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

March 27, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 163, Zoning Advisory Committee meeting of February 19, 1980, are as follows:

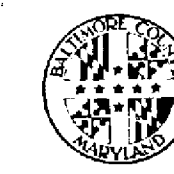
Property Owner: James H. & Helen E. Thompson
Location: N/S Liberty Road 70' E. Kelox Road
Existing Zoning: D.R. 5.5 & D.R. 16
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' for Lot 2, to permit a side setback of 21' in lieu of the required 25' and to permit construction 0' from a D.R. 5.5 zone line in lieu of the required 75'.
Acres: 0.329
District: 3

Metropolitan water and sewer is available; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

February 28, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: James H. & Helen E. Thompson
Location: N/S Liberty Rd. 70' E Kelox Rd.
Item No: 163 Zoning Agenda: 2-19-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED George M. McGonigle Noted and Approved: George M. McGonigle
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: February 26, 1980
FROM: Charles E. Burnham
SUBJECT: Zoning Advisory Committee Meeting February 19, 1980

ITEM #163	Standard Comments
ITEM #164	See Comments
ITEM #165	See Comments
ITEM #166	See Comments
ITEM #167	See Comments - Elevation 10
ITEM #168	See Comments

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

Re: (Zoning?)

To Whom It May Concern:

At the April 15, 1980 general meeting of the Liberty Road Community Council, the membership voted unanimously in favor of a motion to support the position of the Haywood Heights Improvement Association as represented by Mr. Howard Owen regarding the requested zoning variance on Liberty Road near Kelox Road. It is our contention that reduction in the setback requirements on this property would not be in the best interest of the community. The primary reason for this is the large volume of traffic that utilizes Liberty Road. Existing buildings nearby with minimal setbacks were put in that position by the widening of Liberty Road many years ago. Unfortunately, the impact of this has been to create a serious traffic hazard as cars must negotiate to enter and exit the limited parking areas. LKCC, therefore, requests that the zoning variance be denied.

Sincerely,

Ralph M. Markus
Ralph M. Markus
President

EXHIBIT 1

beg at a point on the North side of Liberty Rd 70' East of Kelso Rd and thence running N 55° 25' 20" East 173', thence S 64° 34' 40" East 30', thence N 25° 25' 20" East 10', thence South 64° 34' 40" East 30', thence South 25° 25' 20" West 30', thence South 64° 34' 40" East 30', thence South 25° 25' 20" West 113' and thence North 64° 34' 40" West 110' to the beg. pt.

PETITION FOR VARIANCE
The Petitioner, James H. Thompson, Jr., of Baltimore County, Maryland, is the owner of a certain lot of land situated in the Third District of Baltimore County, Maryland, and is desirous of obtaining a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, which require that a building shall be constructed within 75 feet of the lot line which is in the rear of the lot.

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

April 18 1980

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance
3rd District
was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for 4 successive weeks before the 11th day of April 1980 that is to say, the same was inserted in the issues of

4/10/80.

COLUMBIA PUBLISHING CORP.
By Laurie Byler

PETITION FOR VARIANCE
3rd DISTRICT
LOCATION: North side of Liberty Road, 70 feet East of Kelso Road
DATE & TIME: Tuesday, April 22, 1980 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., April 16, 1980
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week of one time successive weeks before the 29th day of April 1980, the first publication appearing on the 10th day of April 1980.

THE JEFFERSONIAN,
L. Frank Simpson
Manager.

Cost of Advertisement, \$ 44.92



NOTICE

PETITION FOR VARIANCE
3rd DISTRICT
LOCATION: North side of Liberty Road, 70 feet East of Kelso Road
DATE & TIME: Tuesday, April 22, 1980 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:

Section 1502.3C - In a D.R. 16 zone, no building shall be constructed within 75 feet of the lot line which is in the rear of the lot. The Zoning Regulation to be amended is as follows:
Section 1502.3C - In a D.R. 16 zone, no building shall be constructed within 75 feet of the lot line which is in the rear of the lot. The Zoning Regulation to be amended is as follows:
Section 1502.3C - In a D.R. 16 zone, no building shall be constructed within 75 feet of the lot line which is in the rear of the lot. The Zoning Regulation to be amended is as follows:

PROTESTANT'S
EXHIBIT

Haywood Heights Improvement Association BALTIMORE 7, MARYLAND

We, the undersigned, residents of the Haywood Heights section of Baltimore County, wish to protest any variance from Section 1502.3C.1 and Section 1502.2C for the lots known as 6104 and 6106 Liberty Road. We believe that these regulations were promulgated for the purpose of preventing neighborhood decay and therefore should be upheld. The two small houses projected for these lots are definitely out of character with the surrounding neighborhood and would contribute to blight and decay. Also, the addition of two driveways opening onto Liberty Road at this point of traffic congestion would present a danger to the neighborhood. For these reasons we protest any change in the regulations.

names	addresses
Howard H. Green	3609 Kelso Rd
Lillian H. Green	3609 Kelso Rd.
Elizabeth H. Atche	3613 Kelso Rd.
Patricia A. Williams	3615 Kelso Rd
Jean Motson	3606 Tulsa Rd
James A. Motson	3606 Tulsa Rd
Ann H. Sixel	6004 Update Ct
Edward H. Sixel	6004 Update Ct.
Valerie Sixel	6003 Update Ct.
George H. Sixel	6005 Update Ct.

Haywood Heights Improvement Association BALTIMORE 7, MARYLAND

names	addresses
LeRoy Holmes	3625 Telmar Rd
Theresa M. Turner	3617 Kelso Rd
George H. Sixel	3613 Kelso Rd.
Constantine E. Holmes	3605 Kelso Road
Dorothy V. Harris	6108 Liberty Road.
Russell J. Harris	6108 Liberty Road
L.M. Tracy Harris	6108 Liberty Rd.
Mary J. Harris	6108 Liberty Road
Antoinette A. Harris	6108 Liberty Road
Donna E. Lee	3600 Kelso Rd.
Walter Holmes	3616 Kelso Rd
Walter Holmes	3616 Kelso Rd
George F. Evans	6206 Liberty Rd
Nicholas R. De Lee	3605 Kelso Rd
Harman Sixel	3607 Kelso Rd
Dorothy Sixel	3607 Tulsa Rd.

Haywood Heights Improvement Association BALTIMORE 7, MARYLAND

names	addresses
Mollie W. Harris	3609 Tulsa Rd.
Josephine Solina	6203 Liberty Hght. Terr.
Wallace McClain	6223 Liberty Hght. Terr.
Karen Brown	6221 Liberty Road
Mary E. Barclay	6217 Liberty Hght. Terr.
Mrs Evelyn Findley	6215 Liberty Rd.
Mrs. Mrs. Walter Robinson	6207 Liberty Rd
W. H. H. Harris	6204 Liberty Terr.
Mrs. Alberta Fenney	6204 Liberty Terr.
Joanne Landberg	3614 Telmar Rd.
Samuel H. H. Harris	3617 Telmar Rd.
Don Brown	3618 Telmar Rd.
Andrew Brown	3615 Telmar Rd.
William R. Chapman	3609 Telmar Rd.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received this 16 day of April 1980.
Filing Fee \$ 2.00 Received: ☒ Check
☐ Cash
☐ Other
William E. Hammond, Zoning Commissioner

Petitioner Haywood Heights Improvement Association Submitted by William E. Hammond
Petitioner's Attorney William E. Hammond Reviewed by William E. Hammond

*This is not to be interpreted as acceptance of the petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 86424
DATE: April 29, 1980
AMOUNT: \$50.18
RECEIVED: \$50.18
BALANCE: \$0.00
FILING FEE FOR CASE NO. 80-219-1
\$42.00
\$7.18
\$50.18
VALUATION OF SIGNATURE OF CLERK
\$50.18
\$7.18
\$50.18

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

JAMES H. THOMPSON

I, or we, HELEN E. THOMPSON, legal owner...of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

herby petition for a Variance from Section 1802-32-1 to permit a lot width 50'

instead of the required 55' for lot 2 and to permit a side yard setback of 21' instead of the required 25' for lot 3 and 1802-20 to permit a proposed dwelling in a D.R. 16 zone to be constructed within 30' of land zoned D.R. 5.5 instead of the required 75'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

We are retired, not being able to sell these 50' and 60' frontage lots has created a hardship for us. We would like to have this variance granted so we are able to sell these lots.

Property is to be posted and advertised as prescribed by Zoning Regulations. If or we agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser James H. Thompson
Address 8315 Charnel Drive
Baltimore, Maryland 21207
Petitioner's Attorney John W. Hession, III
Protector's Attorney John W. Hession, III

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day

of February 1978 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of April, 1978 at 10:00 o'clock A.M.

John W. Hession, III
Zoning Commissioner of Baltimore County.

(over)

4/29/80
1:00 P.M.

RE: PETITION FOR VARIANCES

N/S of Liberty Rd., 70'
E of Kelox Rd., 3rd District

JAMES H. THOMPSON, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 80-219-A

ORDER TO ENTER APPEARANCE

Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of April, 1980, a copy of the foregoing

Order was mailed to Mr. and Mrs. James H. Thompson, 8315 Charnel Drive, Baltimore, Maryland 21207, Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. James H. Thompson
8315 Charnel Drive
Baltimore, Maryland 21207

cc: Whetzel & Son
2909 Ridge Rd.
Baltimore, Maryland 21207

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of February, 1980

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner James H. Thompson, et ux
Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 21, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. James H. Thompson
8315 Charnel Drive
Baltimore, Maryland 21207

RE: Item No. 163
Petitioners-James J. Thompson,
et ux
Variance Petition

Dear Mr. & Mrs. Thompson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning plans requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct dwellings on these two vacant lots, this hearing is required. Since lot No. 2 is zoned D.R. 5.5, the Variance for lot width is required. Lot No. 3 is zoned D.R. 5.5 and D.R. 16, therefore, Variance for sideyard setbacks and distance from land zoned other than D.R. 16 for the proposed dwelling are also required.

I have discussed the comments from the State Highway Administration, Department of Traffic Engineering, and the Planning Office with Mr. Whetzel, and he indicated that he would be prepared to discuss these matters at the scheduled hearing. He also stated that revised site plans indicating the distance of the proposed dwelling on lot No. 3 from the rear property line and the distance of the zoning line to the westerly property line would be submitted prior to the hearing.

Item No. 163
Variance Petition
April 21, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Whetzel & Son
2909 Ridge Rd.
Balto., Md. 21207



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 25, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #163 (1979-1980)
Property Owner: James H. & Helen E. Thompson
N/S Liberty Rd. 70' E. Kelox Rd.
Existing Zoning: DR 5.5 and DR 16
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' for Lot 2, to permit a side setback of 21' in lieu of the required 25' and to permit construction 0' from a DR 16 - DR 5.5 zone line in lieu of the required 75'.
Acres: 0.329 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lots 2 and 3 and part of Lot 6, Block I, Amended Plat Haywood Heights, recorded W.P.C. 7, Folio 49.

Highways:

Liberty Road (Md. 26) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #163 (1979-1980)
Property Owner: James H. & Helen E. Thompson
Page 2
March 25, 1980

Water and Sanitary Sewer:

There is a public 12-inch water main and 8-inch public sanitary sewerage in Liberty Road.

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley

K-NW Key Sheet
15 NW 19 Pos. Sheet
NE 4 E Topo
88 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit _____

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship and, further, that the granting of the variances requested will adversely affect the health, safety, and general welfare of the community, the variances should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of June, 1980, that the herein Petition for Variances to permit a lot width of 50 feet in lieu of the required 55 feet for Lot 2, a side yard setback of 21 feet in lieu of the required 25 feet for Lot 3, and a dwelling in a D.R.16 Zone to be constructed within 30 feet of land zoned D.R.5.5 in lieu of the required 75 feet be and the same is hereby DENIED.

ORDER RECEIVED FOR FILING

DATE June 30, 1980

BY John L. Wimbley, III
ADMINISTRATIVE ASSISTANT

William E. Hammond
Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN L. WIMBLEY, III
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #163, Zoning Advisory Committee Meeting, February 19, 1980, are as follows:

Property Owner: James H. & Helen E. Thompson
Location: N/S Liberty Road 70' E. Kelox Road
Existing Zoning: D.R.5.5 and D.R.16
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' for Lots 2, to permit a side setback of 21' in lieu of the required 25' and to permit construction 0' from a D.R.16 - D.R.5.5 zone line in lieu of the required 75'.
Acres: 0.329
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

It is suggested that the driveways for the two dwellings be as a common driveway and a turn-around area be provided so cars will not have to back into Liberty Road.

Very truly yours,

John L. Wimbley, III
John L. Wimbley
Planner III
Current Planning and Development



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

April 21, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 163 - ZAC - Meeting of February 19, 1980
Property Owner: James H. & Helen E. Thompson
Location: N/S Liberty Rd. 70' E. Kelox Rd.
Existing Zoning: D.R. 5.5 & D.R. 16
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' for Lot 2, to permit a side setback of 21' in lieu of the required 25' and to permit construction 0' from a D.R. 16 - D.R. 5.5 zone line in lieu of the required 75'.

Acres: 0.329
District: 3rd

Dear Mr. Hammond:

The requested variance to the lot width and side setback are not expected to cause any major traffic problems.

These two lots should have a common driveway and turn around area on site.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/mjm



Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

February 21, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting Feb. 19, 1980
ITEM: 163.
Property Owner: James H. & Helen E. Thompson
Location: N/S Liberty Rd. 70' E Kelox Rd. Route 26
Existing Zoning: D.R. 5.5 & D.R. 16
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' for Lot 2, to permit a side setback of 21' in lieu of the required 25' and to permit construction 0' from a D.R. 16-D.R. 5.5 zone line in lieu of the required 75'.
Acres: 0.329
District: 3rd

Dear Mr. Hammond:

An inspection at the site revealed that the only access to Lot 2 & 3 would be by way of Liberty Rd.

Residential entrances along this heavily traveled portion of Liberty Rd. would be highly undesirable. If possible, all access should be from Kelox Rd.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

George Wittman
By: George Wittman

CL:GW:mah

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

March 27, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 163, Zoning Advisory Committee meeting of February 19, 1980, are as follows:

Property Owner: James H. & Helen E. Thompson
Location: N/S Liberty Road 70' E. Kelox Road
Existing Zoning: D.R. 5.5 & D.R. 16
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' for Lot 2, to permit a side setback of 21' in lieu of the required 25' and to permit construction 0' from a D.R. 5.5 zone line in lieu of the required 75'.
Acres: 0.329
District: 3

Metropolitan water and sewer is available; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

February 28, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: James H. & Helen E. Thompson
Location: N/S Liberty Rd. 70' E Kelox Rd.
Item No: 163 Zoning Agenda: 2-19-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED George M. Maganott Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: February 26, 1980
FROM: Charles E. Burnham
SUBJECT: Zoning Advisory Committee Meeting February 19, 1980

ITEM #163	Standard Comments
ITEM #164	See Comments
ITEM #165	See Comments
ITEM #166	See Comments
ITEM #167	See Comments - Elevation 10
ITEM #168	See Comments

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

Re: (Zoning?)

To Whom It May Concern:

At the April 15, 1980 general meeting of the Liberty Road Community Council, the membership voted unanimously in favor of a motion to support the position of the Haywood Heights Improvement Association as represented by Mr. Howard Owen regarding the requested zoning variance on Liberty Road near Kelox Road. It is our contention that reduction in the setback requirements on this property would not be in the best interest of the community. The primary reason for this is the large volume of traffic that utilizes Liberty Road. Existing buildings nearby with minimal setbacks were put in that position by the widening of Liberty Road many years ago. Unfortunately, the impact of this has been to create a serious traffic hazard as cars must negotiate to enter and exit the limited parking areas. LKCC, therefore, requests that the zoning variance be denied.

Sincerely,

Ralph M. Markus
Ralph M. Markus
President

EXHIBIT 1

[illegible]

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

Petition for Variance
3rd District
was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive weeks before
the 11th day of April 1980 that is to say,
the same was inserted in the issues of

4/10/80.

COLUMBIA PUBLISHING CORP.
By Larrie Byka

[illegible]

**DUPLICATE
CERTIFICATE OF PUBLICATION**

TOWSON, MD., ~~4-11-10~~-----, 19-2)

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the 29th day of April, 1980, the first publication appearing on the 10th day of April, 1980.

THE JEFFERSONIAN,
L. Frank Simpson
Manager.

Cost of Advertisement, \$ 24 -----



NOTICE

PETITION FOR VARIANCE
2nd District
ZONING: Petition for Variances
LOCATION: North side of Liberty Road, 70 feet East of Karon Road
DATE & TIME: Tuesday, April 29, 1980 at 10:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 114 W. Chesapeake Avenue, Tomsion

Known as #104 and #108 Liberty Road.
Being the property of James M. Thompson, et al, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, April 26, 1988 at 1:00 p.m.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Apr. 18

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

Haymond Heights Improvement Association
BALTIMORE 7, MARYLAND

We, the undersigned, residents of the Haywood Heights section of Baltimore County, wish to protest any variance from Section 1B02.3C.1 and Section 1B02.2C for the lots known as 6104 and 6106 Liberty Road. We believe that these regulations were promulgated for the purpose of preventing neighborhood decay and therefore should be upheld. The two small houses projected for these lots are definitely out of character with the surrounding neighborhood and would contribute to blight and decay. Also, the addition of two driveways opening onto Liberty Road at this point of traffic congestion would present a danger to the neighborhood. For these reasons we protest any change in the regulations.

Haywood Heights Improvement Association
BALTIMORE 7, MARYLAND

Raymond Heights Improvement Association
BALTIMORE 7, MARYLAND

names	addresses
Howard H. Green	3609 Kelso Rd
Lillian H. Green	3609 Kelso Rd.
Elizabeth H. Steele	3613 Kelso Rd.
Patricia A. Williams	3615 Kelso Rd
Joan Mortenson	3606 Tulsa Rd
Janis A. Mortenson	3606 Tulsa Rd
Ann H. Siegel	6009 Update Ct
Esther H. Siegel	6009 Update Ct.
Valerie Williams	6003 Update Ct.
George A. Swarth	6005 Update Ct.

names	addresses
Le Roy Holmes	3625 Tulosa Rd
Thos. M. Turner	3617 Kelox Rd
George W. Steele	3613 Kelox Rd.
Constance E. Steele	3625 Kelox Road
Dorothy V. Harris	6108 Liberty Road.
Louise J. Harris	6108 Liberty Rd
L. M. Tracy Harris	6108 Liberty Rd.
Dr. Mary J. Harris	6108 Liberty Road
Antoinette A. Harris	6108 Liberty Road
Dorothy E. Lee	3600 Kelox Rd.
W. J. Holman	3616 Kelox Rd
W. J. Hallman	3616 Kelox Rd
George F. Evans	6206 Liberty Rd
Michael R. De Lee	3605 Kelox Rd.
Harman Specter	3607 Tulosa Rd
Dorothy Specter	3607 Tulosa Rd

names	addresses
Mollie Wrenn	3609 Tulsa Rd.
Josephine Solina	6203 Liberty Hght Terr.
Wallace McClain	6223 Liberty Hght Terr.
Karen Brown	6221 Liberty Road
Mary E. Buckley	6217 Liberty Hght. Terrace
Mrs Evelyn Finley	6215 Liberty Rd.
Mrs + Mrs Walter Robinson	6207 Liberty Rd
W N + John Jerome Fennoy	6204 Liberty Terr.
Mrs Alberta Fennoy	6204 Liberty Terr.
Joanne Kaulbach	3614 Telmar Rd.
Gene Plunkett	3619 Telmar Rd.
Don Brown	3618 Telmar Rd.
Andrew Brown	3615 Telmar Rd.
William R. O'Puman	3609 Telmar Rd.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this _____ day of _____, 1971.

Filing Fee \$ 20.00 Received: ✓ Check
Cash
Other

William E. Hammond, Zoning Commissioner

Petitioner _____ Submitted by _____
Petitioner's Attorney _____ Reviewed by _____

*This is not to be interpreted as acceptance of the petition for assignment of a hearing date.

RECEIVED FROM <u>John T. Thompson</u> For <u>Advertising and Printing for Page No. 30-319-1</u> <u>1083 658th St</u> VALUATION OR SIGNATURE OF CARRIER <u>5018 NW</u>	BATTIHOE COUNTY, MARYLAND BATTIHOE COUNTY CLERK'S OFFICE MISCELLANEOUS CASH RECEIPT No. <u>86424</u>
DATE <u>April 29, 1980</u> AMOUNT <u>\$50.18</u> RECEIVED FROM <u>John T. Thompson</u> For <u>Advertising and Printing for Page No. 30-319-1</u> <u>1083 658th St</u> VALUATION OR SIGNATURE OF CARRIER <u>5018 NW</u>	BATTIHOE COUNTY, MARYLAND BATTIHOE COUNTY CLERK'S OFFICE MISCELLANEOUS CASH RECEIPT No. <u>86424</u>
DATE <u>March 28, 1980</u> AMOUNT <u>\$5.00</u> RECEIVED FROM <u>Marshall & Son</u> For <u>Printing Fee for Page No. 30-319-1</u> <u>3842 2nd St SE</u> VALUATION OR SIGNATURE OF CARRIER <u>2500 NW</u>	BATTIHOE COUNTY, MARYLAND BATTIHOE COUNTY CLERK'S OFFICE MISCELLANEOUS CASH RECEIPT No. <u>86368</u>

By Ruth G. MacLauchlan
Howard and Lillian Green want to make an example of their community. Residents of Haywood Heights, "the oldest and smallest" Liberty Road community, this husband and wife team may qualify for a senior citizen lunch and Medicare, but they're hardly ready for their rocking chairs.

Founders and perpetual presidents of the Hayward Heights Improvement Association, the Greens are fiercely proud of their little community, which hugs Liberty Road, beginning at the Lahimore City line and hemmed in by the Seton tract, Landbeck and Meadowside roads.

Over the past 20 years, the Hayward Heights association has fought and won many battles — all involving issues that have drastically changed

the identity of the post-World War I community.

"Atlantic Oil Company wanted to take over the whole block in 1968," Lillian Green relates, remembering their greatest victory, which had been preceded by residents picketing the county office building in protest of the proposed rezoning of the corner of Bryant Road and Tulsa Avenue in preparation for the company's building its residential lot to the oil company.

Other hard-fought battles have included zoning issues, liquor license applications and planned apartment building—plus a Two-Guys department store and accompanying 20-acre parking lot.

"We also stopped an office building on the corner," claims Mrs. Green triumphantly.

The Greens, who have lived in



The Greens: "We are actively fighting to keep a naturally beautiful community."



my father was in the medical publishing business. See COUPLE-SA

FROM T-A
ing field."
After graduation in
1933 (Bachelor's
degree in biology),
20 years as a
as a biologist.
craft, Green
after the completion
He promptly
exam and was
and was appointed
City's welfare department.
lect of all when I was
remember referring to
the *Sunpapers* letters to
the editor which vividly
depicted the needs of
the city's welfare workers ...

Stints followed in Baltimore City urban renewal and Howard County's welfare department. The Greens "retired," only to enter Johns Hopkins and come out with a master's degree in 1976.

The parents of a great-grandson and grandparents of two great-grandchildren, the Greens are also active conservationists who belong to the American Historical Society and are active in continuing efforts to save the Chesapeake Bay.

Land preservation doesn't stop there. In 1965, as two of 20 people, they helped start the first integrated church in Baltimore County. Still going strong, the church roll has expanded to 400 today.

But something else that's expanding, according to Lillian Green, is the unsightliness of the Liberty Road corridor and its communities.

"I would like to start a 12th district poster, essay and no-litter contest among the county associations," she

says. "And I've noticed signs naming

